



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday March 10, 2014**

Planning Board Attendees:

Present: Richard Deluca, Ken Blanchard, Jeffrey Puleo, Meagan Neville Dunne, Lou Paradis, & Anthony Losordo

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Review of February 24, 2014 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from February 24, 2014. Jeff Puleo made a motion to accept the Planning Board meeting minutes from February 24, 2014 as amended. Ken Blanchard seconded the motion. All others voted in favor.

1271 Washington Street- Curry Hardware-Outdoor Storage Special Permit- TPL14-2:

The Chairman opened the public hearing at 7:00 p.m. Tony Losordo read the public hearing notice into the record. The applicant, Sean Curry submitted a plan and photos showing the layout of the site and the items that he wanted to display outdoors. The Board was concerned that the nature of some of the items requested was not in keeping with the intent of the bylaw. Anthony Marino, Director of Community Services and building Commissioner asked that the Board make a condition on the special permit that would mandate that the applicant keep a 44 inch wide path on the front walkway clear for pedestrian use. Mr. Marino also mentioned that the current sign blocks the view for automobiles exiting the site. The applicant indicated that they were looking into possible alternate signs for the site. Tony Losordo recused himself from the vote due to a personal friendship with the applicant. Ken Blanchard motioned to close the public hearing. Jeff Puleo seconded the motion and it was so voted unanimously. Ken Blanchard then motioned to approve the special permit with conditions as follows: the applicant shall maintain a 44 inch path along the walkway in front of their storefront. Items may only be stored or displayed on the front walkway in front of the Curry Hardware store and should not infringe on the storefronts of the other businesses in the plaza. Only power lawn and garden equipment and wheelbarrows shall be displayed on the grass strip along route 53 and only in the location as shown on the submitted plan which is to the north of the entrance. There will be no more than six (6) items displayed in the grassy area at any time. Items shall only be displayed from April 1 until December 1. Items shall only be displayed during the store's hours of operation and nothing shall be left out overnight. Lou Paradis seconded the motion and it was so voted unanimously.

1245 Washington Street – Dicks Power Equipment – Outdoor Storage TPL14-4:

The Chairman opened the hearing at 7:40 p.m. Tony Losordo read the public hearing notice into record. The applicant Richard Giacobbe presented a plan and photos to the board showing the

location and types of items to be displayed. Mr. Giacobbe has been in business at this location since before zoning went into effect in Hanover and was previously given grandfather status for the sheds on his property. He is now before the Board to display tractors and lawnmowers on the site. The board discussed the number of items and their location. Tony Losordo motioned to close the hearing. Jeff Puleo seconded the motion and it was so voted unanimously. Jeff Puleo then motioned to approve the special permit with the following special conditions: There shall only be power lawn and garden equipment displayed. Only four (4) items shall be displayed along the grassy strip to the north of the entrance. Year round display is allowed and all items shall be seasonally appropriate. Only four items shall be displayed nearer to the building. Tony Losordo seconded the motion and it was so voted unanimously.

Northland/Village Commons (TPL-13-24):

The Board continued the public hearing for Northland/Village Commons TPL-13-24. The applicant has been granted a variance from the ZBA for a reduction in the number of one-bedroom units under the VPUD bylaw and wanted to continue the discussion with the Planning Board for the furtherance of the site plan approval. Jack Dawley from Northland Residential asked the Board for feedback on the conceptual plans that have been submitted. The Board was generally in favor of the project. Mr. Dawley is hoping for some waiver for the amount of parking spaces required under the VPUD bylaw. The Board asked him to try to get as close as possible to the 3 spaces per unit but that they will consider a waiver once the plans are finalized. They discussed possible mitigation for traffic impacts. Mr. Dawley is having their traffic engineers begin the traffic impact study and will work with the Board to determine what mitigation might be required. The traffic issues on Rte 53 are a concern to the Board and the Town is currently having a comprehensive corridor study done for Rte 53 and that study will include the impacts of this development. Jeff Puleo asked about the impacts of school age children from this project. Mr. Dawley has sent information from a similar project in Burlington and the Assistant Town Planner will send that information to the Board. The Board discussed the need for some kind of restriction on the units that they be owner occupied to prevent the units from becoming rentals. They discussed the proposed widths of the streets and will look for input from the fire department safety issues surrounding street widths. The project will be built in phases. Mr. Dawley presented the Board with architectural renderings and the Board was generally in favor of them. Mr. Dawley explained that they were working with the Conservation Commission and would be reflagging the wetlands. Mr. Dawley is having the Development Impact Statement completed and will be submitting it. They discussed impacts this project will have on the Town's Subsidized Housing Inventory numbers and the developer will be working with the Affordable Housing Trust to determine a possible in lieu of payment to offset the impacts. Rich Deluca suggested that they explore the possibility of making payments in installments as the project is developed. Mr. Dawley then told the Board that they would be changing the name of the project. Mr. Dawley asked that the Board continue the hearing until April 28 in order to give them time to develop their plan and submit the required materials. Ken Blanchard made a motion to continue the public hearing until April 28, 2014 at 7:00 p.m. Lou seconded the motion and it was so voted unanimously.

Jeff Puleo made a motion to adjourn the Planning Board meeting at 9:30 p.m. Lou Paradis seconded the motion. All others voted in favor.

Respectfully submitted by Margaret Hoffman, Assistant Town Planner